168.0	0008	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,900 / 794,900
					USE VALUE:	794,900 / 794,900
					ASSESSED:	794,900 / 794,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIM DAVID DAEHO
Owner 2:	ZYUNG HANNAH
Owner 3:	
Street 1:	163 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIM DAVID DAEHO -
Owner 2:	ZYUNG HANNAH -
Street 1:	163 CHARLTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,395 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1833 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7395.000	344,800	800	449,300	794,900
Total Card	0.170	344,800	800	449,300	794,900
Total Parcel	0.170	344,800	800	449,300	794,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.66 | /Parcel: 433.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 111701

GIS Ref

GIS Ref

Insp Date 08/25/18

!13041!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,900	800	7,395.	449,300	795,000	795,000	Year End Roll	12/18/2019
2019	101	FV	285,000	800	7,395.	449,300	735,100	735,100	Year End Roll	1/3/2019
2018	101	FV	269,400	0	7,395.	378,700	648,100	648,100	Year End Roll	12/20/2017
2017	101	FV	269,400	0	7,395.	346,600	616,000	616,000	Year End Roll	1/3/2017
2016	101	FV	269,400	0	7,395.	295,300	564,700	564,700	Year End	1/4/2016
2015	101	FV	249,400	0	7,395.	256,700	506,100	506,100	Year End Roll	12/11/2014
2014	101	FV	249,400	0	7,395.	237,500	486,900	486,900	Year End Roll	12/16/2013
2013	101	FV	249,400	0	7,395.	225,900	475,300	475,300		12/13/2012

PRINT

Date	Time
12/11/20	03:03:14

LAST REV

Date	Time
09/07/18	11:08:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13041

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBARICS EVA,	1510-83		6/27/2017		790,000	No	No		Filed both ways - bk 69507 pg513.
BARBARICS EVA,	1435-106		6/5/2013	Convenience	1	No	No		
BARBARICS EVA/D	60444-425		11/8/2012	Family	90,000	No	No		
FREEDMAN RICHAR	1238-170		6/28/2001		359,000	No	No		
	14869-538		1/1/1983		88,000	No	No		Y

USER DEFINED

Prior Id # 1:	111701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2009	616	Redo Kit	37,660					& BUILD NEW BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	HS	Hanne S
8/2/2018	MEAS&NOTICE	BS	Barbara S
3/10/2009	Inspected	189	PATRIOT
12/18/2008	Measured	189	PATRIOT
4/24/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7395		Sq. Ft.	Site		0	70.	0.87	7									449,294						449,300	

Total AC/HA: 0.16977 | Total SF/SM: 7395 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 449,294 | Spl Credit | Total: 449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	116250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361406
Depreciation:	16625
Depreciated Total:	344781

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

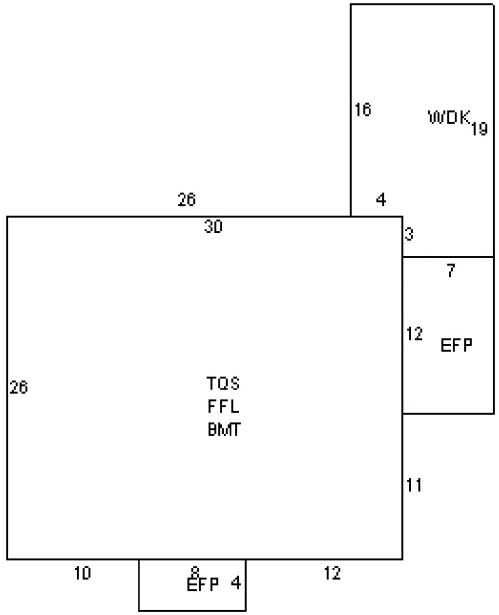
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	140.28
Final Total:	344800	Val/Su SzAd	252.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	58.510	45,640
FFL	First Floor	780	140.320	109,448
TQS	3/4 Story	585	140.320	82,086
WDK	Deck	197	10.960	2,160
EFP	Enclos Porch	116	50.180	5,821

Net Sketched Area:	2,458			Total:	245,155
Size Ad	1365	Gross Are	2653	FinArea	1833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0008-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X17	A	AV	2000	3.72	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800